



Coyote Valley Specific Plan Task Force
c/o San Jose City Hall
801 North First Street
San Jose, CA 95110

October 15, 2003

This is a unique time for the City of San Jose and the surrounding region. Coyote Valley, in southern San Jose, is one of the last few large places in the Bay Area to be planned for development – as such, we must get it right. In Coyote Valley, we have the opportunity to create a vibrant, healthy, livable place, or we can pursue sprawl development with all its accompanying problems.

With this important choice in mind, Greenbelt Alliance and a broad range of stakeholders undertook a comprehensive visioning process for Coyote Valley. The result of this process, “Getting It Right: Preventing Sprawl in Coyote Valley,” describes how San Jose can meet its development targets while ensuring environmental protection, social equality, economic vitality, and a sense of community in what will essentially be a new town on the southern edge of San Jose.

In order to encourage the incorporation of the principles and policies in “Getting it Right” into the city’s Specific Plan, we have created a Statement of Principles for Coyote Valley derived from this report. This Statement of Principles is enclosed, and will be circulated to members of the Task Force at its November 2003 meeting. We hope that those responsible for planning Coyote Valley, including the Technical Advisory Committee, will support these goals. As the Task Force will soon begin considering alternatives for how Coyote Valley will develop, now is the time for us to support a common set of principles for the best Specific Plan we can achieve.

Sincerely,

Jessica Fitchen
South Bay Field Representative
Greenbelt Alliance

Statement of Principles

Drafted from “Getting it Right: Preventing Sprawl in Coyote Valley”

Published by Greenbelt Alliance, June 2003

October 6, 2003

To achieve the goal of environmentally sustainable, socially equitable, and economically vital development in Coyote Valley, we recommend these elements be incorporated into the Coyote Valley Specific Plan.

To create a community with a unique identity:

1. Plan North and Mid Coyote Valley together as a cohesive whole
2. Establish a mixed-use, transit-anchored Town Center located on Bailey Avenue, between Monterey Highway and Santa Teresa Boulevard
3. Establish several distinct neighborhoods created with community-serving retail, offices, and other facilities and services at their cores
4. Create an ambitious Transportation Demand Management (TDM) program
5. Co-locate schools and parks and centrally place them within neighborhoods, and establish “safe routes to schools” to ensure children can safely walk and ride bicycles to school

To protect the environment and maintain agriculture:

1. Prevent development of remaining larger open spaces in the Coyote Valley Greenbelt until a policy to permanently protect open space and improve the area as an open space and agricultural buffer is in place
2. Plan for a network of new parkland, trails, and other recreational open space fully integrated into all areas to be developed
3. Restore Fisher Creek for habitat, flood management, and passive recreation, and protect Coyote Creek against adverse impacts on habitat and water quality
4. Create a comprehensive farmland policy including mitigations for agricultural lands lost to development and land set aside for small-scale agriculture and community gardens
5. Develop a plan to minimize the growth-inducing impacts that development will have on the surrounding hillsides to the west and east of Coyote Valley

To ensure social equity:

1. Institute a twenty percent inclusionary zoning policy - including moderate, low, very-low, and extremely low income categories - with the range of incomes distributed across all residential areas
2. Provide for a range of transit options including CalTrain, bus rapid transit (which could eventually serve as a light rail line), and a local bus loop within Coyote Valley
3. Establish a Community Facilities and Services District to fund and manage infrastructure projects and community amenities within Coyote Valley
4. Create an incentive program and implement policies favorable to small business, non-profits, and employers bringing high quality jobs

To create an economically vital community:

1. Institute policies that promote a diversified economy, including agriculture, technology, and services, among other sectors
2. Establish mixed-use zoning and other policies that give developers more flexibility to respond to market conditions
3. Phase development in an orderly and contiguous fashion starting from the Town Center and neighborhood cores

4. Maintain current Coyote Valley development triggers concerning the fiscal health of San Jose to ensure that development in Coyote Valley does not adversely impact the fiscal well-being of the City of San Jose as a whole